

Minutes of Land Use, Parks and Environment Committee
Tuesday, July 15, 2008

Chair Ruf called the meeting to order at 8:30 a.m. and led the Committee in the Pledge of Allegiance.

Committee Present: Supervisors Fritz Ruf (Chair), Janel Brandtjen, James Jeskewitz, Walter Kolb, Robert Hutton, and Gilbert Yerke. **Absent:** Supervisor Ted Rolfs.

Also Present: Legislative Policy Advisor Dave Krahn, Legislative Associate Karen Phillips, Planning and Zoning Manager Richard Mace, Parks and Land Use Director Dale Shaver, Citizens Marva Metzger and Thomas O. Lied representing Lied's Nursery Co., and Calvin Klimeck representing Lied's/Town Line Developers, LLC.

Approve Minutes of July 17, 2008

MOTION: Jeskewitz moved, second by Yerke, to approve the minutes of the July 17, 2008, meeting. Motion carried 6-0.

Executive Committee Report

Ruf summarized the items discussed at the Executive Committee meeting of July 7, 2008.

- Ordinance regarding informational presentations at County Board meetings presented by Supervisor Peter Wolff
- Discussion of County Library Levy Distribution Formula
- Appointments

Future Meeting Dates

- July 29, 2008

Legislative Update

Krahn discussed the formation of the Legislative Council Committees and the prospective 911 legislation.

Discuss and Consider Ordinance 163-O-021: Amend The District Zoning Map Of The Town Of Lisbon Zoning Ordinance By Conditionally Rezoning Certain Lands Located In Part Of The NE ¼ Of Section 25, T8N, R19E, Town Of Lisbon, From The Agricultural District To The General Industrial District (ZT-1675)

Mace described the surrounding properties of the approximately 45-acre parcel. It is presently zoned as Agricultural, and is currently used for growing nursery stock. The proposed zoning is General Industrial District; however, at the present time, there are no designated or specified uses. Mace explained that a Conditional Use Permit will be required for development of the site as an Industrial Planned Unit Development, and the rezoning is consistent with the County Development Plan. Future public hearings would be held regarding any proposed uses, which would allow for public input and participation.

Klimeck, a design engineer, discussed the ongoing efforts for installation of municipal sewer and water, which is currently in the process for approval. Otherwise, holding tanks would be installed and private wells or a community well would be considered.

Yerke inquired about the roundabout proposal in the plan. Klimeck discussed the roundabout to be constructed in the area of Hamilton High School.

MOTION: Hutton moved, second by Jaske, to approve Ordinance 163-O-021.

Ruf asked about the long-range plans for developing the parcel. Klimeck stated they are anticipating

winter construction for sanitary sewer, between now and winter for approvals, and spring construction. Lied spoke of his plan for continuing his nursery operation on his remaining adjacent property. The nursery stock will be relocated and removed by the end of the 2008 growing season so that the property would be available for development purposes. The developer would be using any remaining material for landscaping purposes.

Motion carried: 6-0.

Discuss and Consider Ordinance 163-O-022: Amend The Town Of Genesee District Zoning Map Of The Waukesha County Zoning Code For The Town Of Genesee By Revising The Previously Imposed Conditions Of Approval Under Enrolled Ordinance No. 142-14 For Lands Located In Part Of The SW ¼ And Part Of The SE ¼ Of Section 12, T6N, R18E, Town Of Genesee, Waukesha County, Wisconsin (CZ-0819A)

Mace explained the location of this parcel, approximately 9 acres in size, in the Town of Genesee. He discussed the present conditional zoning, which allows for metal fabrication, equipment repair, welding, painting, grain storage and drying. The existing buildings on the site are rented out for the aforementioned uses. The proposed zoning to amend the conditions of the previous rezoning would allow for mini-warehouse storage and seasonal fireworks sales.

Mace explained that Staff recommends in favor of the mini-warehouse storage; however, the fireworks stand would not be consistent with the otherwise allowable businesses on this property and in the surrounding area. Mace specifically discussed condition #4 as outlined in the ordinance regarding conformance with the County Development Plan. He stated that, historically, rezone requests that are not consistent with the County Development Plan are not accepted; however, the proposed County Development Plan would include this area for commercial use when amended from the Rural Residential Density designation to the Commercial designation as is proposed.

MOTION: Hutton moved, second by Jeskewitz, to approve Ordinance 163-O-022. Motion carried 6-0.

Overview of the Comprehensive Planning Process

Shaver explained the history and philosophy of the Waukesha County Comprehensive Development Plan. The Plan was developed over a 4-year planning process of analyzing factors and conditions affecting the physical development of the County, including demographics, economics, housing, natural resources, land uses, transportation, and existing community plans, as well as data from the 1990 Census. The County Board adopted the current plan in 1997.

Shaver reviewed the "Smart Growth" law, which requires that comprehensive plans be completed and adopted by local municipalities by the year 2010. All County municipalities were given the opportunity to participate jointly in the planning process and advisory committees. Twenty-nine of the 37 municipalities have chosen to participate, along with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County. The coordinated efforts will result in an updated, detailed Comprehensive Development Plan for Waukesha County and also satisfy the Smart Growth law requirement for the municipalities. The Comprehensive Development Plan will address the following nine planning elements as required by State statute:

- Issues and Opportunities
- Land Use
- Housing
- Transportation
- Utilities and Community Facilities

- Agricultural, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Implementation

Shaver reviewed statistics comparing projections regarding population and job growth for Waukesha County. He stated that data from the 2000 Census would be utilized in the updated plan. In 2006, the population in Waukesha County was about 360,000; in 2035, it is projected to be about 446,000.

Shaver discussed a survey of property owners in Waukesha County, which gave residents an opportunity to give their input in relation to future development in the County. He stated there was a 32% return of the survey, and based upon the survey results, there is general support for the Land Use Plan.

Yerke asked about the timeline for completion of the Comprehensive Development Plan. Shaver stated he hopes to have it completed for presentation to the County Board before the end of the year.

Ruf inquired whether any public meetings would be held regarding the Comprehensive Development Plan. Shaver stated that there were three public meetings for the old plan, and they were not well attended. Shaver stated that most likely there would be just one public hearing this time.

Hutton asked what would happen if a municipality's Smart Growth Plan does not agree with the County's plan. Shaver stated that all of the Towns have signed on and are working very closely on the planning standards and mapping with the County. By law, the cities' and villages' plans will have to be incorporated without alteration. Those municipalities who have not participated in the joint effort were given the planning standards and data, and they have access to the mapping site. Shaver stated he does not expect to see any significant inconsistencies.

MOTION: In the absence of any objections, Ruf adjourned the meeting at 10:24 a.m.

Respectfully submitted,

Jim Jeskewitz
Secretary